

Fill in this information to identify the case:

United States Bankruptcy Court for the:

Central District of California

(State)

Case number (if known): Chapter 11

☐ Check if this is an amended filing

Official Form 201

Voluntary Petition for Non-Individuals Filing for Bankruptcy

06/22

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and the case number (if known). For more information, a separate document, *Instructions for Bankruptcy Forms for Non-Individuals*, is available.

1. Debtor's name Treetop Development, LLC

2. All other names debtor used in the last 8 years

Include any assumed names, trade names, and *doing business* as names

3. Debtor's federal Employer Identification Number (EIN) 4 7 - 1 8 4 3 9 7 6

4. Debtor's address

Principal place of business

11301 W. Olympic Blvd # 537

Number Street

Los Angeles CA 90064

City State ZIP Code

Los Angeles

County

Mailing address, if different from principal place of business

Number Street

P.O. Box

Los Angeles CA

City State ZIP Code

Location of principal assets, if different from principal place of business

9650 Cedarbrook Drive

Number Street

Beverly Hills CA 90210

City State ZIP Code

5. Debtor's website (URL)

Debtor Treetop Development, LLC
Name

Case number (if known) _____

6. Type of debtor

- ☒ Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP))
☐ Partnership (excluding LLP)
☐ Other. Specify: _____

7. Describe debtor's business

A. Check one:

- ☐ Health Care Business (as defined in 11 U.S.C. § 101(27A))
☐ Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))
☐ Railroad (as defined in 11 U.S.C. § 101(44))
☐ Stockbroker (as defined in 11 U.S.C. § 101(53A))
☐ Commodity Broker (as defined in 11 U.S.C. § 101(6))
☐ Clearing Bank (as defined in 11 U.S.C. § 781(3))
☒ None of the above

B. Check all that apply:

- ☐ Tax-exempt entity (as described in 26 U.S.C. § 501)
☐ Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. § 80a-3)
☐ Investment advisor (as defined in 15 U.S.C. § 80b-2(a)(11))

C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor. See <http://www.uscourts.gov/four-digit-national-association-naics-codes>.

2 3 6 1

8. Under which chapter of the Bankruptcy Code is the debtor filing?

A debtor who is a "small business debtor" must check the first sub-box. A debtor as defined in § 1182(1) who elects to proceed under subchapter V of chapter 11 (whether or not the debtor is a "small business debtor") must check the second sub-box.

Check one:

- ☐ Chapter 7
☐ Chapter 9
☒ Chapter 11. *Check all that apply:*

- ☐ The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D), and its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$3,024,725. If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- ☐ The debtor is a debtor as defined in 11 U.S.C. § 1182(1), its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$7,500,000, **and it chooses to proceed under Subchapter V of Chapter 11.** If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return, or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- ☐ A plan is being filed with this petition.
- ☐ Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
- ☐ The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the *Attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11* (Official Form 201A) with this form.
- ☐ The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.

☐ Chapter 12

| | | |
|--------|--------------------------|------------------------|
| Debtor | Treetop Development, LLC | |
| | Name | Case number (if known) |

9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years? ☒ No

☐ Yes. District _____ When _____ Case number _____
MM / DD / YYYY

If more than 2 cases, attach a separate list. District _____ When _____ Case number _____
MM / DD / YYYY

10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor? ☐ No

☒ Yes. Debtor Coldwater Development, LLC Relationship Affiliate

District Central District of California When 1/15/21
MM / DD / YYYY

List all cases. If more than 1, attach a separate list. Case number, if known 2:21-bk-10335-BB

11. Why is the case filed in this district? *Check all that apply:*

☒ Debtor has had its domicile, principal place of business, or principal assets in this district for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other district.

☐ A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.

12. Does the debtor own or have possession of any real property or personal property that needs immediate attention? ☒ No

☐ Yes. Answer below for each property that needs immediate attention. Attach additional sheets if needed.

Why does the property need immediate attention? *(Check all that apply.)*

☐ It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.
What is the hazard? _____

☐ It needs to be physically secured or protected from the weather.

☐ It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).

☐ Other _____

Where is the property? _____

Number Street

City State ZIP Code

Is the property insured?

☐ No

☐ Yes. Insurance agency _____

Contact name _____

Phone _____

Statistical and administrative information

Debtor Treetop Development, LLC Case number (if known) _____
Name

13. Debtor's estimation of available funds

Check one:

- ☒ Funds will be available for distribution to unsecured creditors.
☐ After any administrative expenses are paid, no funds will be available for distribution to unsecured creditors.

14. Estimated number of creditors

- ☒ 1-49 ☐ 1,000-5,000 ☐ 25,001-50,000
☐ 50-99 ☐ 5,001-10,000 ☐ 50,001-100,000
☐ 100-199 ☐ 10,001-25,000 ☐ More than 100,000
☐ 200-999

15. Estimated assets

- ☐ \$0-\$50,000 ☐ \$1,000,001-\$10 million ☐ \$500,000,001-\$1 billion
☐ \$50,001-\$100,000 ☐ \$10,000,001-\$50 million ☐ \$1,000,000,001-\$10 billion
☐ \$100,001-\$500,000 ☐ \$50,000,001-\$100 million ☐ \$10,000,000,001-\$50 billion
☐ \$500,001-\$1 million ☒ \$100,000,001-\$500 million ☐ More than \$50 billion

16. Estimated liabilities

- ☐ \$0-\$50,000 ☐ \$1,000,001-\$10 million ☐ \$500,000,001-\$1 billion
☐ \$50,001-\$100,000 ☒ \$10,000,001-\$50 million ☐ \$1,000,000,001-\$10 billion
☐ \$100,001-\$500,000 ☐ \$50,000,001-\$100 million ☐ \$10,000,000,001-\$50 billion
☐ \$500,001-\$1 million ☐ \$100,000,001-\$500 million ☐ More than \$50 billion

Request for Relief, Declaration, and Signatures

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

17. Declaration and signature of authorized representative of debtor

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

I have been authorized to file this petition on behalf of the debtor.

I have examined the information in this petition and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on 8/1/22
MM / DD / YYYY

x

[Signature]
Signature of authorized representative of debtor

Title Manager of Manager


Mohamed A. Hadid

Printed name

Debtor Treetop Development, LLC
Name

Case number (if known)

18. Signature of attorney

 /s/ Lewis R. Landau
Signature of attorney for debtor

Date 8/1/22
MM / DD / YYYY

Lewis R. Landau

Printed name

Lewis R. Landau Attorney at law

Firm name

22287 Mulholland Hwy., # 318

Number Street

Calabasas

City

(888)822-4340

Contact phone

CA 91302

State ZIP Code

Lew@Landaunet.com

Email address

143391

Bar number

CA

State

**RESOLUTION AND CONSENT CERTIFICATE
AUTHORIZING CHAPTER 11 FILING**

The undersigned, being the sole member and manager of Treetop Development, LLC ("Treetop") and Casablanca Grand, LLC ("Casablanca" and with Treetop, "LLCs"), California limited liability companies, consent to and adopts the following **RESOLUTIONS** as the actions of the LLCs effective as of August 1, 2022:


WHEREAS, the LLCs have been notified that a purportedly secured creditor shall attempt to foreclose on all the assets of Treetop on August 2, 2022;

WHEREAS, the LLCs must act to preserve and maintain the value of their assets;


It is hereby resolved as follows:

1. Treetop shall file a chapter 11 bankruptcy case;
2. Mohamed A. Hadid is authorized, as managing member of the LLCs, to appear for the LLCs, execute all necessary and appropriate documents and take all such actions as necessary to perfect such chapter 11 filing, employ professionals and take such other actions as necessary to maintain such chapter 11 case in good standing;
3. The LLCs shall take such actions as necessary to maximize the value of their assets and continue in existence during the pendency of such chapter 11 bankruptcy case.

By: Casablanca Grand, LLC,
A California limited liability company

By: 
Mohamed A. Hadid
Sole Member and Manager

By: Treetop Development, LLC
A California limited liability company

By: 
Mohamed A. Hadid
Manager of Casablanca Grand, LLC
Sole Member and Manager

Fill in this information to identify the case:

Debtor name Treetop Development, LLC

United States Bankruptcy Court for the: Central District of CA
(State)

Case number (If known): _____

☐ Check if this is an amended filing

Official Form 204

Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders

12/15

A list of creditors holding the 20 largest unsecured claims must be filed in a Chapter 11 or Chapter 9 case. Include claims which the debtor disputes. Do not include claims by any person or entity who is an *insider*, as defined in 11 U.S.C. § 101(31). Also, do not include claims by secured creditors, unless the unsecured claim resulting from inadequate collateral value places the creditor among the holders of the 20 largest unsecured claims.

| | Name of creditor and complete mailing address, including zip code | Name, telephone number, and email address of creditor contact | Nature of the claim (for example, trade debts, bank loans, professional services, and government contracts) | Indicate if claim is contingent, unliquidated, or disputed | Amount of unsecured claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim. | | |
|---|---|---|---|--|--|---|-----------------|
| | | | | | Total claim, if partially secured | Deduction for value of collateral or setoff | Unsecured claim |
| 1 | Cruz Concrete 33323 Agua Dulce Cyn Rd #77 Agua Dulce, CA 91390 | | | c | | | 2849660 |
| 2 | Bellis Steel Inc 10049 Canoga Avenue Chatsworth, CA 91311 | | | u | | | 700000 est |
| 3 | HD Supply Construction White Cap LP PO Box 4944 Orlando, FL 32802 | | | u | | | 600000 est |
| 4 | MAS Concrete Construction 1435 Anita St Upland, CA 91786 | | | c | | | 488180 |
| 5 | Golden Blue Builders Group PO Box 1561 Venice, CA 90294 | | | c | | | 484396 |
| 6 | Melt de la Paz 1411 Tower Grive Dr Beverly Hills, CA 90210 | | | c | | | 350000 |
| 7 | LC Engineering 889 Pierce Court Ste 101 Thousand Oaks, CA 91360 | | | c | | | 311200 |
| 8 | National Ready Mix Concrete 15821 Ventura Blvd Ste 475 Encino, CA 91436 | | | c | | | 205000 |

Debtor Treetop Development, LLC
Name

Case number (if known) _____

| | Name of creditor and complete mailing address, including zip code | Name, telephone number, and email address of creditor contact | Nature of the claim (for example, trade debts, bank loans, professional services, and government contracts) | Indicate if claim is contingent, unliquidated, or disputed | Amount of unsecured claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim. | | |
|----|--|---|---|--|--|---|-----------------|
| | | | | | Total claim, if partially secured | Deduction for value of collateral or setoff | Unsecured claim |
| 9 | Dexore 460 W Lambert Rd Suite G Brea, CA 92821 | | | c | | | 65000 |
| 10 | Pacific Growth Investments LLC 1014 Broadway Suite 610 Santa Monica, CA 90401 | | | c | | | 60000 |
| 11 | PNC Equipment Finance 655 Business Ctr Dr #250 Horsham, PA 19044 | | | c | | | 45000 |
| 12 | LADWP PO Box 515407 Los Angeles, CA 90051 | | | u | | | 20000 |
| 13 | Rosenthal Inspections PO Box 487 Yorba Linda, CA 92885 | | | u | | | 34000 |
| 14 | Payan Surveying 2404 Mary Clare St. Corona, CA 92882 | | | u | | | 30000 |
| 15 | Rodriguez and Rodriguez 16800 Devonshire St # 307 Granada Hills, CA 91344 | | | u | | | 30000 |
| 16 | CalWest Geotechnical Consulting 889 Pierce Court Ste 101 Thousand Oaks, CA 91360 | | | u | | | 22000 |
| 17 | LADWP PO Box 515407 Los Angeles, CA 90051 | | | u | | | 20000 |
| 18 | Willscot 901 Bond St Suite 600 Baltimore, MD 21231 | | | u | | | 15000 |
| 19 | Abdulaziz Grossbart & Rudman 6454 Coldwater Canyon Ave North Hollywood, CA 91606 | | | u | | | 13000 |
| 20 | NCL Electric 13391 Bradley Ave Sylmar, CA 91342 | | | u | | | 6000 |

Debtor Treetop Development, LLC
Name


Case number (if known) _____

| Name of creditor and complete mailing address, including zip code | Name, telephone number, and email address of creditor contact | Nature of the claim (for example, trade debts, bank loans, professional services, and government contracts) | Indicate if claim is contingent, unliquidated, or disputed | Amount of unsecured claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim. | | |
|---|---|---|--|--|---|-----------------|
| | | | | Total claim, if partially secured | Deduction for value of collateral or setoff | Unsecured claim |
| Heidi Corp dba Scheffler's E. Scott Holbrook Esq. 1290 E Center Court Dr Covina, CA 91724 | | | c/d | | | 1924573 |
| Sunwest Clean-up Inc. c/o Ali Moghaddami Esq 333 E Glenoaks Blvd St 202 Glendale, CA 91207 | | | u | | | 31800 |
| RAL Design and Mgmt c/o Michael Berke Esq 25001 The Old Rd Stevenson Ranch, CA 91381 | | | c/u/d | | | 1318397 |
| Leon Krous Drilling 9300 Borden Ave Sun Valley, CA 91352 | | | u | | | 85000 |
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|---|---|
| Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Lewis R. Landau (CA Bar No. 143391) Attorney-at-Law 22287 Mulholland Hwy., # 318 Calabasas, CA 91302 Voice and Fax: (888)822-4340 Email: Lew@Landaunet.com <input type="checkbox"/> Debtor(s) appearing without attorney <input checked="" type="checkbox"/> Attorney for Debtor | FOR COURT USE ONLY |
| UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION | |
| In re: Treetop Development, LLC Debtor(s). | CASE NO.: CHAPTER: 11 VERIFICATION OF MASTER MAILING LIST OF CREDITORS [LBR 1007-1(a)] |

Pursuant to LBR 1007-1(a), the Debtor, or the Debtor's attorney if applicable, certifies under penalty of perjury that the master mailing list of creditors filed in this bankruptcy case, consisting of 6 sheet(s) is complete, correct, and consistent with the Debtor's schedules and I/we assume all responsibility for errors and omissions.

Date: 08/01/2022


Signature of Debtor 1

Date: _____

Signature of Debtor 2 (joint debtor) (if applicable)

Date: 08/01/2022

/s/ Lewis R. Landau

Signature of Attorney for Debtor (if applicable)

Mohamed A. Hadid, Manager
Treetop Development, LLC
11301 W. Olympic Blvd # 537
Los Angeles CA 90064

Lewis R. Landau
Attorney at Law
22287 Mulholland Hwy. # 318
Calabasas CA 91302

Internal Revenue Service
P.O. Box 7346
Philadelphia, Pa 19101-7346

Franchise Tax Board Bankruptcy Section
MS: A-340
P. O. Box 2952
Sacramento, CA 95812-2952

Los Angeles Tax Collector
P.O. Box 54110
Los Angeles, CA 90054

Skylark Capital Management
FCI Lender Services
C/O Eisner PC
9601 Wilshire Blvd 7th FL
Beverly Hills, CA 90210

Bellis Steel Inc
10049 Canoga Avenue
Chatsworth, CA 91311

Cruz Concrete
33323 Agua Dulce Cyn Rd #77
Agua Dulce, CA 91390

HD Supply Construction
White Cap LP
PO Box 4944
Orlando, FL 32802

Leon Kraus Drilling Inc
9300 Borden Ave
Sun Valley, CA 91352

LC Engineering
889 Pierce Court Ste 101
Thousand Oaks, CA 91360

MAS Concrete Construction
1435 Anita St
Upland, CA 91786

Melt de la Paz
1411 Tower Grive Dr
Beverly Hills, CA 90210

CalWest Geotechnical Consulting
889 Pierce Court Ste 101
Thousand Oaks, CA 91360

Dexore
460 W Lambert Rd Suite G
Brea, CA 92821

Golden Blue Builders Group
PO Box 1561
Venice, CA 90294

NCL Electric
13391 Bradley Ave
Sylmar, CA 91342

Payan Surveying
2404 Mary Clare St.
Corona, CA 92882

Rodriguez and Rodriguez
16800 Devonshire Street Ste 307
Granada Hills, CA 91344

Rosenthal Inspections
PO Box 487
Yorba Linda, CA 92885

Willscot
901 Bond St Suite 600
Baltimore, MD 21231

So Cal Industries
163 Sixth Ave
City of Industry, CA 91746

National Ready Mix Concrete
15821 Ventura Blvd Suite 475
Encino, CA 91436

Waterproofing and Roofing Solutions Inc
11041 Santa Monica Bl Suite 306
Los Angeles, CA 90025

Abdulaziz Grossbart & Rudman
6454 Coldwater Canyon Ave
North Hollywood, CA 91606

Lydda Lud Lender Tree LLC
C/O Haddan Zepfel
610 Newport Center Drive Suite 330
Newport Beach, CA 92660

PNC Equipment Finance
655 Business Center Drive #250
Horsham, PA 19044

LADWP
PO Box 515407
Los Angeles, CA 90051

City of Los Angeles Fire Dept
6262 Van Nuys Blvd #451
Van Nuys, CA 91401

Pacific Growth Investments LLC
1014 Broadway Suite 610
Santa Monica, CA 90401

Heidi Corp dba Scheffler's
E. Scott Holbrook Esq.
1290 E Center Court Dr
Covina, CA 91724

Sunwest Clean-up Inc.
c/o Ali Moghaddami Esq
333 E Glenoaks Blvd St 202
Glendale, CA 91207

RAL Design and Mgmt
c/o Michael Berke Esq
25001 The Old Rd
Stevenson Ranch, CA 91381

Leon Krous Drilling
9300 Borden Ave
Sun Valley, CA 91352

**STATEMENT OF RELATED CASES
INFORMATION REQUIRED BY LBR 1015-2
UNITED STATES BANKRUPTCY COURT, CENTRAL DISTRICT OF CALIFORNIA**

1. A petition under the Bankruptcy Act of 1898 or the Bankruptcy Reform Act of 1978 has previously been filed by or against the debtor, his/her spouse, his or her current or former domestic partner, an affiliate of the debtor, any copartnership or joint venture of which debtor is or formerly was a general or limited partner, or member, or any corporation of which the debtor is a director, officer, or person in control, as follows: (Set forth the complete number and title of each such of prior proceeding, date filed, nature thereof, the Bankruptcy Judge and court to whom assigned, whether still pending and, if not, the disposition thereof. If none, so indicate. Also, list any real property included in Schedule A/B that was filed with any such prior proceeding(s).)

Coldwater Development, LLC; 2:21-bk-10335 BB; 1/15/21; Chapter 7; Judge Bluebond CD Cal; pending; Lydda Lud, LLC; 2:21-bk-10336 BB; 1/15/21; Chapter 7; Judge Bluebond CD Cal; pending; 901 Strada 2:19-bk-23962-BB clsd

2. (If petitioner is a partnership or joint venture) A petition under the Bankruptcy Act of 1898 or the Bankruptcy Reform Act of 1978 has previously been filed by or against the debtor or an affiliate of the debtor, or a general partner in the debtor, a relative of the general partner, general partner of, or person in control of the debtor, partnership in which the debtor is a general partner, general partner of the debtor, or person in control of the debtor as follows: (Set forth the complete number and title of each such prior proceeding, date filed, nature of the proceeding, the Bankruptcy Judge and court to whom assigned, whether still pending and, if not, the disposition thereof. If none, so indicate. Also, list any real property included in Schedule A/B that was filed with any such prior proceeding(s).)

N/A

3. (If petitioner is a corporation) A petition under the Bankruptcy Act of 1898 or the Bankruptcy Reform Act of 1978 has previously been filed by or against the debtor, or any of its affiliates or subsidiaries, a director of the debtor, an officer of the debtor, a person in control of the debtor, a partnership in which the debtor is general partner, a general partner of the debtor, a relative of the general partner, director, officer, or person in control of the debtor, or any persons, firms or corporations owning 20% or more of its voting stock as follows: (Set forth the complete number and title of each such prior proceeding, date filed, nature of proceeding, the Bankruptcy Judge and court to whom assigned, whether still pending, and if not, the disposition thereof. If none, so indicate. Also, list any real property included in Schedule A/B that was filed with any such prior proceeding(s).)


Coldwater Development, LLC; 2:21-bk-10335 BB; 1/15/21; Chapter 7; Judge Bluebond CD Cal; pending; Lydda Lud, LLC; 2:21-bk-10336 BB; 1/15/21; Chapter 7; Judge Bluebond CD Cal; pending; 901 Strada 2:19-bk-23962-BB clsd

4. (If petitioner is an individual) A petition under the Bankruptcy Reform Act of 1978, including amendments thereof, has been filed by or against the debtor within the last 180 days: (Set forth the complete number and title of each such prior proceeding, date filed, nature of proceeding, the Bankruptcy Judge and court to whom assigned, whether still pending, and if not, the disposition thereof. If none, so indicate. Also, list any real property included in Schedule A/B that was filed with any such prior proceeding(s).)

N/A

I declare, under penalty of perjury, that the foregoing is true and correct.

Executed at Los Angeles, California


Signature of Debtor 1

Date: 08/01/2022

Signature of Debtor 2